

WOODBURN PLANNING COMMISSION MEETING MINUTES
September 23, 2010

CONVENED: The Planning Commission met in a regular session at 7:00 p.m. in the City Hall Council Chambers with Chairperson Bandelow presiding.

ROLL CALL:

Chairperson	Bandelow	Present
Vice-Chair	Jennings	Present
Commissioner	Piper	Present
Commissioner	Grigorieff	Present
Commissioner	Corning	Present

Staff Present

Jim Hendryx, Director of Economic and Development Services
Don Dolenc, Associate Planner
Jon Stuart, Assistant City Attorney
Heather Pierson, Recording Secretary

Minutes

- A. Chairperson Bandelow announced that the City Council minutes are available on the City's website.

Business from the Audience

None.

Communication

None.

Public Hearing

- A. Type III Design Review (DR 2010-05); Type III Exception to Street Right-of-Way and Improvement Requirements (EXCP 2010-04); Type III Variance (VAR 2010-04).

Before the hearing began, Commissioner Piper announced a conflict of interest and stated that he will step down from voting. Commissioner Jennings announced that he had a moral conflict of interest but it would not affect his vote, therefore he will not step down.

Staff Report

Associate Planner Don Dolenc presented the staff report outlining the applicant's request for a Design Review for a 5,600 square foot enclosure over existing and new liquid storage tanks, an Exception to Street Right-of-Way and Improvement Requirements for Hardcastle Avenue, and a Variance for building setback and wall requirements. The property is zoned Light Industrial (IL). Abutting properties are zoned Light Industrial (IL) and Residential Single Family (RS). The existing tanks were established under Site Plan Review 1990-05.

The Planning Commission recommends approval of cases DR 2010-05, EXCP 2010-04 VAR 2010-04, subject to conditions of approval, that the property owner shall execute an acceptance of these conditions of approval. The property shall be developed in substantial conformity to the preliminary plans, except as modified by these conditions of approval. The property owner shall record a legal document dedicating 16 feet additional right-of-way on the north side of Hardcastle Avenue. The property owner shall provide one van accessible parking space in accordance with ORS 447.233 (2) (a) through (c), either on the subject property or on an adjacent property through a joint-use parking agreement pursuant to Section 3.105.02.I and the property owner shall delineate the parking spaces with double parallel lines, in accordance with Section 3.105.02H.5. Prior to issuance of a building permit for the proposed structure, the property owners shall demonstrate compliance with the outdoor lighting guidelines of Section 3.107.08.B.3. In addition, the property owner shall enter into a non-remonstrance agreement with the City to participate in future street improvements to Hardcastle Avenue.

Chairperson Bandelow asked the applicant and consulting engineer, William Pease, to come forward. Mr. Pease stated that they have no issues with the conditions of approval and that he, Scott Gorik, the local manager, and Eric Jenks of Wilbur-Ellis are available if there are any questions. Chairperson Bandelow asked the Commission if they had any questions; there were none.

Public Comment

There was no public comment in favor or opposed to this application.

Planning Commission Discussion

Commissioner Jennings stated that he supports this proposition.

Commissioner Grigorieff agreed with Commissioner Jennings.

The discussion ended, and Commissioner Jennings made a motion to approve the Type III DR 2010-05; Exception 2010-04; and the Variance 2010-04. Commissioner Grigorieff seconded the motion.

Roll Call

Bandelow	Yes
Jennings	Yes
Grigorieff	Yes
Piper	Abstained
Corning	Yes

The motion was passed with a 4-0 vote. The Final Order will be prepared for the next Planning Commission meeting on October 14, 2010.

B. Type V Legislative Amendment (LA 2010-01) - Revise the City's sign regulations.

Staff report

Jim Hendryx, Director of Economic and Development services for the City of Woodburn, gave a PowerPoint presentation on signage beginning with the different types of signage, such as poles signs, monuments signs, and temporary signs. Hendryx went over the current sign regulations and the proposed sign regulations. Some of the highlights of the proposed revisions are: Simplifying the standards by having standardized heights for freestanding signs, allowing combined signage on larger sites, simplifying text language, replacing text with understandable tables, eliminating the distinction between frontage for wall signs and allowing larger wall signs on buildings further from rights-of-way. The proposed revision will also simplify the process by eliminating Type II administrative reviews, allow electronic changeable-copy signs, and allows minor sign modifications to non-conforming signs without total conformance.

Commissioner Jennings noted that by state law sign content cannot be regulated.

Public Comment

Teri Sunderland, 4763 SE Logus, Milwaukie was on the Sign Focus Committee and spoke of the process the committee took to come up with the changes favorable for everyone.

Commissioner Jennings asked Teri if she believes the committee made the grade by making the language easy to understand.

Teri Sunderland answered yes, it can easily reach anyone.

Melissa Hayden, of 6600 SE Division, Portland, works for Security Signs and was also on the Sign Focus Committee. She spoke about the process to come up with the new revisions and agreed that the language was non-complicated.

In favor of the sign amendment:

Dave Christoff, 671 Ironwood Terrace, Woodburn, stated that he is in favor of the sign revisions, but he would like to see more signs for other parts of the City, like Senior Estates. He also felt that homeowners who maintain the planter strip in the right-of-way should have the right to place signs there.

Commissioner Jennings wanted to let Mr. Christoff know that he argued the same point to the City Council and was told the Council would take it on at a later date.

Ken Hector, 310 Apple Avenue, Silverton, stated that he works for Wellsprings and commends the Committee and Commission for taking this on. He asked why temporary signs in residential areas are limited to two signs. He would like the Commission to reconsider that provision.

Chairperson Bandelow stated that they were unable to come to a consensus on the issue of temporary signs in residential areas and that the difficulty was that they had to be content neutral.

Ken Hector stated that Silverton has time frames that allow for more temporary signs during certain parts of the year.

Kevin Baker, 8409 Crosby Rd. NE, Woodburn, supports the sign revisions but has one concern about the electronic reader board 8-20 second hold. He wanted to see if they could reevaluate the 8-20 second hold in the Freeway Interchange district.

Chairperson Bandelow said that since the sign is up now it would not need to come in to compliance.

Mr. Baker stated that if the I-5 Interchange goes in, he may have to take down his sign and then it would need to be in compliance when he puts the sign back up.

Chairperson Bandelow stated that he could get a variance.

Commissioner Piper asked if he wanted a longer hold time and was told by Mr. Baker he would like a shorter hold time.

Jon Lotus, 862 Cummings Lane, Keizer, asked for clarification on repair and maintenance for non-conforming signs. He wanted to know if repair and maintenance could cause a situation that would force compliance.

Jim Hendryx answered that the typical repair and maintenance would not force compliance.

Mr. Lotus asked if pole signs were allowed on 99E and was told by Hendryx that they are allowed to be 20' high.

Virginia Logan, 950 Evergreen Rd. Woodburn, wanted to know if Walgreen's is allowed to erect a 40' foot sign, and Jim Hendryx answered that since Walgreen's is outside of the Freeway District, the sign could only be 20' tall. She also asked if a 90 unit condominium could have two flags per unit and Jim Hendryx answered that two flags per property is the maximum allowed.

Melissa Hayden, 6600 SE Division, PDX, said she thought that they should reconsider the requirement that the pole base be 30% of the head, since this would result in huge pillars on the bigger signs. She also suggested that the internal illumination go from 3,000 nits to 5,000 nits.

In opposition to the sign amendment:

Gary Stanford, 387 5th St., Woodburn, is glad that they are making it easier for businesses to advertise and is not sure why feather signs were being banned.

Chairperson Bandelow answered that they were banned because they are so easily moved and are extremely difficult to regulate and keep in conformance.

Mel Schmidt, 840 Hermiston St, Woodburn, stated that he is not opposed to the sign revisions but believes that the United States flag should be exempt and that every person should be allowed to fly their flags.

Commissioner Jennings agreed.

The Public Hearing was closed at 7:22 pm.

Planning Commission Discussion

Commissioner Jennings stated that if Senior Estates is allowed to have signs in the right-of-way, then it should apply to all RS zones. He also stated that the Planning Department should reconsider the number of signs people can put in their yard and have a time frame during which more are allowed. He will vote yes to approve as written.

Jim Hendryx summarized the points that were made during the meeting, which included allowing RS zones to have signs in the right-of-way, allowing more temporary signs in residential areas during certain times of the year, increasing the hold time for electronic signs, requiring pole sign bases to equal 30% of the sign box, and having illumination on the signs.

After some discussion, the Commission requested that staff come back with recommended revisions for temporary signs to be allowed in residential zones at certain times of the year, to allow all RS zones to have signs in the right-of-way, to change the hold time to 4 seconds on electronic signs in the freeway zone, and to require a 30% base-to-sign-box ratio for pole signs.

Commissioner Jennings moved to continue this until the October 14, 2010 meeting and have staff report back on these revisions; Commissioner Piper seconded the motion. All were in favor.

Jim Hendryx stated that there will be a land use matter at the next meeting.

Commissioner Jennings wants staff to find a way to send out the Measure 56 letter that includes a more complete explanation of the issues. He felt the last letter confused people.

Items for Action

None

Reports


None

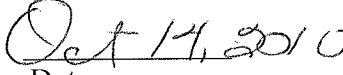
Business from the Commission


None


Adjournment

Vice-Chair Jennings moved to adjourn the meeting. Commissioner Piper seconded the motion, which carried unanimously. The meeting was adjourned at 9.05 pm.

APPROVED 
Ellen Bandelow, CHAIRPERSON


Date

ATTEST 
James N.P. Hendryx
Economic & Development Services Director
City of Woodburn, Oregon


Date